

**JOHNSON CITY REGIONAL PLANNING COMMISSION  
MINUTES  
November 10, 2015**

**MEMBERS PRESENT:** Joe Wise, Chairman  
Brenda Clarke, Assistant Secretary  
Jenny Brock  
Jacobus Louw  
Thomas Henning  
Jamie Povlich  
Timothy Zajonc, Vice-Chairman  
Bob Cooper

**MEMBERS ABSENT:** Uwe Rothe  
Greg Cox, Secretary

**STAFF PRESENT:** Angie Carrier, Development Services Director  
Angie Charles, Senior Planner  
Steve Neilson, Development Coordinator  
Matt Young, Planner  
Laura Edmonds, Administrative Coordinator

Chairman Wise called the meeting to order at 6:03 p.m. Commissioner Zajonc gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on October 13, 2015, were approved by an 8-0 vote.

The first order of business was the Approval of the Agenda. The agenda was then approved by an 8-0 vote.

The first item on the agenda was to consider Rezoning Request #1003 for property located at 71 Wilson Avenue from B-3 (Supporting Central Business) to B-2 (Central Business). The existing land use is a vacant commercial building. The petitioner proposes to renovate and utilize the existing commercial building for a retail/restaurant space, a music venue, and storage for Yee-Haw Brewing Co. The petitioner is Joseph Baker, of 5 String LLC.

Public Hearing was held and no one spoke.

**Motion: Brock**  
**Second: Clarke**

**Recommend approval of Rezoning Request #1003 for property located at 71 Wilson Avenue from B-3 (Supporting Central Business) to B-2 (Central Business).**

**The motion passed by an 8-0 vote.**

The second item on the agenda was to consider Washington County Rezoning of property known as Tax Map 44 Parcel 68, located along Boones Creek Road from A-1 (General Agriculture District) to PR-BD (Planned Residential-Business District). The county recommends denial of the request and suggests instead a B-2 (Retail Business) district for a 1.3-acre portion of the property.

Public Hearing was held.

David Sanders, spoke in favor of the request stating that the property has been within the family for an extended period of time and after speaking directly with Washington County Zoning, they felt that the PR-BD (Planning Residential-Business District) was the most appropriate zoning for this location.

Public hearing was closed.

**Motion: Brock**  
**Second: Zajonc**

**To recommend approval of Washington County Rezoning of property known as Tax Map 44 Parcel 68, located along Boones Creek Road from A-1 (General Agriculture District) to PR-BD (Planned Residential-Business District) to the Washington County Commission.**

**The motion passed by an 8-0 vote.**

The third item on the agenda was to consider Washington County Rezoning of property located at 198 Claude Simmons Road from A-1 (General Agriculture District) to R-3 (High Density Residential District). Both the City and the County recommend approval of the request, as the characteristics of the surrounding area is varied ranging from agricultural to commercial uses.

Public Hearing was held.

Chris Hollifield, spoke in favor on behalf of the petitioner, Mr. Garcia. Mr. Hollifield stated that Mr. Garcia has built upscale housing in surrounding properties and plans to do the same for property located along 198 Claude Simmons Road.

Raymond Perkinson, 186 Claude Simmons Road, spoke against the rezoning by stating concerns with blasting near his residence in former development. Mr. Perkinson is also concerned with traffic and his property value.

Steve Taylor, 204 Claude Simmons Road, spoke against the rezoning by stating that Mr. Garcia did not go about the rezoning and development process in the appropriate way.

Charles Simms, 126 Claude Simmons, spoke against the rezoning expressing concerns about traffic and upkeep of the roads that will need to take place if the proposed development is passed.

Bob Williams, 160 Claude Simmons Road, spoke against the rezoning by stating that there is quite a bit of rock located on the property and is concerned about nearby blasting to his residence.

Andy Long, 164 Dove Drive, spoke against the rezoning by stating that he feels the rezoning would allow higher density projects to take place near his home. Mr. Long does not feel that the R-3 would be appropriate zoning for this location.

John Yousey, spoke against the rezoning by stating that he recently purchased property near this location and does not feel that this is appropriate zoning for neighborhood or nearby homeowners. Mr. Yousey stated that the development would negatively affect his property value.

Public hearing was closed.

**Motion: Zajonc**  
**Second: Henning**

**To recommend denial of Washington County Rezoning of property located at 198 Claude Simmons Road from A-1 (General Agriculture District) to R-3 (High Density Residential District) to the Washington County Commission.**

**The motion passed by an 8-0 vote.**

The next item on the agenda was to consider Final Plat approval of the Toth Property a 6-lot, 5.4-acre subdivision at the intersection of Plymouth Road and Old Lewis Road. This item was before the Planning Commission last month for preliminary approval. At that time the Commission granted a waiver to the minimum three to one lot depth ratio requirement. The property owner is Joe and Sarah Toth. This item was withdrawn per petitioner's request.

The last item on the agenda was to consider an amendment to Article 7 of the Zoning Code regarding signage in the B-2 and B-3 Zoning Districts. At the June Planning Commission meeting, the Planning Commission created a taskforce to review the B-2, Central Business District and the B-3, Supporting Central Business District Sign Regulations. The taskforce met three times during the months of June and July. Staff researched the definition of murals from cities around the country and was able to develop proposed guidelines for the approval of murals.

Public hearing was held and no one spoke.

**Motion: Clarke**  
**Second: Cooper**

**To defer the amendment to Article 7  
of the Zoning Code regarding  
signage in the B-2 and B-3 Zoning  
Districts.**

**The motion passed by an 8-0 vote.**

There being no further business, the meeting was adjourned at 7:15 PM.

APPROVED:

SIGNED:

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Joe Wise, Chairman

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Greg Cox, Secretary